



DEPARTMENT OF PLANNING AND ZONING

DATE: April 24, 2020

TO: Potomac Yard Design Advisory Committee (PYDAC)

FROM: Planning & Zoning Staff

SUBJECT: Application for a Master Plan Amendment (MPA), Coordinated Development District Amendment (CDD), and Development Special Use Permit Amendment for Potomac Yard Landbay H West – Silverstone

Summary of Proposal

The City of Alexandria has received an application from Silverstone Alexandria LP for a Master Plan Amendment (MPA), a Coordinated Development District Amendment (CDD) and a Development Special Use Permit Amendment (DSUP) to increase the maximum number of independent living units in a Continuum of Care Facility from 150 units to 190 units for the project commonly referred to as Silverstone Senior Living, located at 2602 Main Line Boulevard.¹

Background & Detail

The Silverstone development was originally approved by City Council on November 17, 2018, for the following applications, modifications, and Special Use Permit to permit two (2) Home for the Elderly buildings containing approximately 325,000 square feet of Home for the Elderly use (including up to 150 independent living units), and 12,086 square feet of ground floor retail with two (2) levels of below grade parking and associated open space:

- Master Plan Amendment #2018-0008
 - Text Amendment #2018-0014
 - CDD Concept Plan #2018-0006
 - Development Special Use Permit #2018-0002
 - Modifications/Use Permits: modifications for vision clearance and the height to setback ratio, Special Use Permits for bonus height per Section 7-700, an additional mechanical penthouse on each building, an increase in parking, mechanical penthouses in excess of 15' in height, and a loading space reduction
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¹ The applicant is also requesting approval of a modification for the height to setback ratio and Special Use Permits for bonus height per Section 7-700, an additional mechanical penthouse on each building, an increase in parking, mechanical penthouses in excess of 15' in height, and a loading space reduction. These requests were approved with Development Special Use Permit #2018-0002 and are being carried forward with this application as a technicality.

The 2018 City Council approvals listed above permitted 186 units of assisted living and memory care units, as well as amenities, and ground floor retail in the south building (Building 1) and 150 independent living units and amenities in the north building (Building 2), for a total of 336 units for both buildings.

Since the original 2018 approvals, the applicant has refined the unit mix for Building 1 to replace the assisted living units on the 7th through 9th floors with 40 independent living units that can be converted back and forth to assisted living units. A total of 89 assisted living units and 34 memory care units would remain on the 2nd through 6th floors. To accommodate the new unit mix, the applicant is now requesting an increase in the maximum number of independent living units from 150 to 190 for a total unit count of 313 units, a reduction from the original approval. The applicant is **not** requesting any changes to the exterior architecture, height, streetscape, open space, or site layout with this application and is committed to providing the seven (7) auxiliary grant units of assisted living for the project.

Additionally, on November 16, 2019, City Council approved Text Amendment #2018-0008, which amended the Zoning Ordinance and replaced “Home for the Elderly” with the newly defined “Continuum of Care Facility.” As such, the proposed amendments will also clarify that the project is now considered a Continuum of Care Facility with a maximum of 325,000 square feet of Continuum of Care Facility with up to 190 independent living units.

Conclusion

Staff believes this proposal is consistent with the goals and objectives of the Potomac Yard/Potomac Greens Small Area Plan and is now reviewing the application for preparation for the Planning Commission hearing on June 2, 2020 and the City Council hearing on June 20, 2020. Staff is providing this memo for information only.